LOT 106
IN OR 2196/584
OCEAN BREEZE AT AMELIA PB 8/91

ELTON WILLIAM JAMES
96029 SEA BREEZE WAY
FERNANDINA BEACH, FL 32034

2025

00-00-30-0741-0106-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

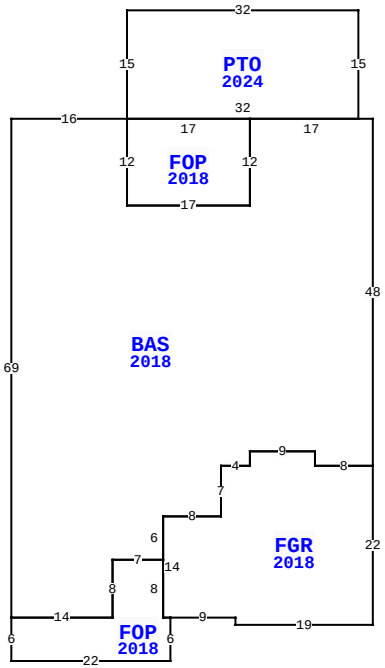
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2122.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,619	100	2018	2,619	466,912
FGR	590	55	2018	324	57,762
FOP	188	30	2018	56	9,984
FOP	204	30	2018	61	10,875
PTO	480	5	2024	24	4,278
TOTALS	4,081			3,084	549,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,084	115.7268	182.85	563,909	2018	2018	0	0	0	2.50	97.50

1 SFR CUST – 100% - 2019 Heated Area: 2619 HX Base Yr 2019



96029 SEA BREEZE WAY, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		549,811
TOTAL MARKET OB/XF VALUE		12,316
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		862,127
SOH/AGL Deduction		337,711
ASSESSED VALUE		524,416
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		473,694
TOTAL JUST VALUE		862,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		837,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17011461	NEW CONSTR	335,846	12/27/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2196/0584	5/11/2018	WD	Q	I	02	544,300
GRANTOR: D S WARE HOMES LLC						
GRANTEE: ELTON WILLIAM JAMES						
1971/1697	3/31/2015	SW	Q	V	05	325,000
GRANTOR: OCEAN BREEZE OF AMELI						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W17 S12 W17 N12 W16 S69 E14 N8 E7 N6 E8 N7 E4 N2 E9 S2 E8 N48 $
FGR=[YR=2018;ORIG=-28,69] E9 S1 E19 N22 W8 N2 W9 S2 W4 S7 W8 S14 E1 $
FOP=[YR=2018;ORIG=-17,0] W17 S12 E17 N12 $
FOP=[YR=2018;ORIG=-50,69] S6 E22 N6 W1 N8 W7 S8 W14 $
PTO=[YR=2024;ORIG=-34,-15] E32 S15 W32 N15 $
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EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2018	2018	3	98	1,960	
2	0855	CONC PAVER	0	100	0	0	1,252.00	SF	7.00	7.00	100	2018	2018	3	97	8,501	
3	0476	VF 6 SBPL	0	100	0	0	63.00	LF	32.00	32.00	100	2018	2018	3	92	1,855	

LAND DESCRIPTION

TOTAL OB/XF 12,316

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS